HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Saskatoon CMA

Date Released: Second Quarter 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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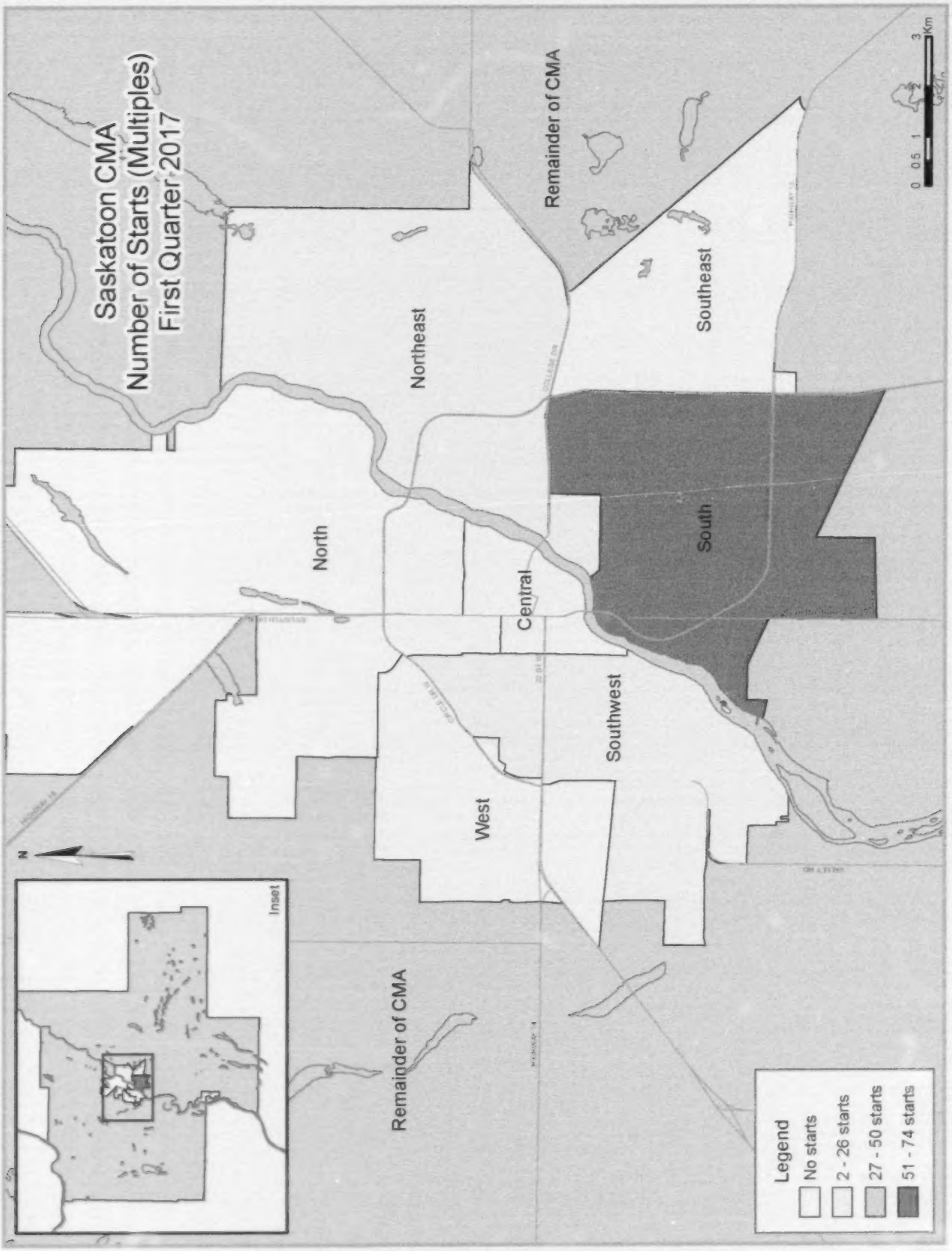
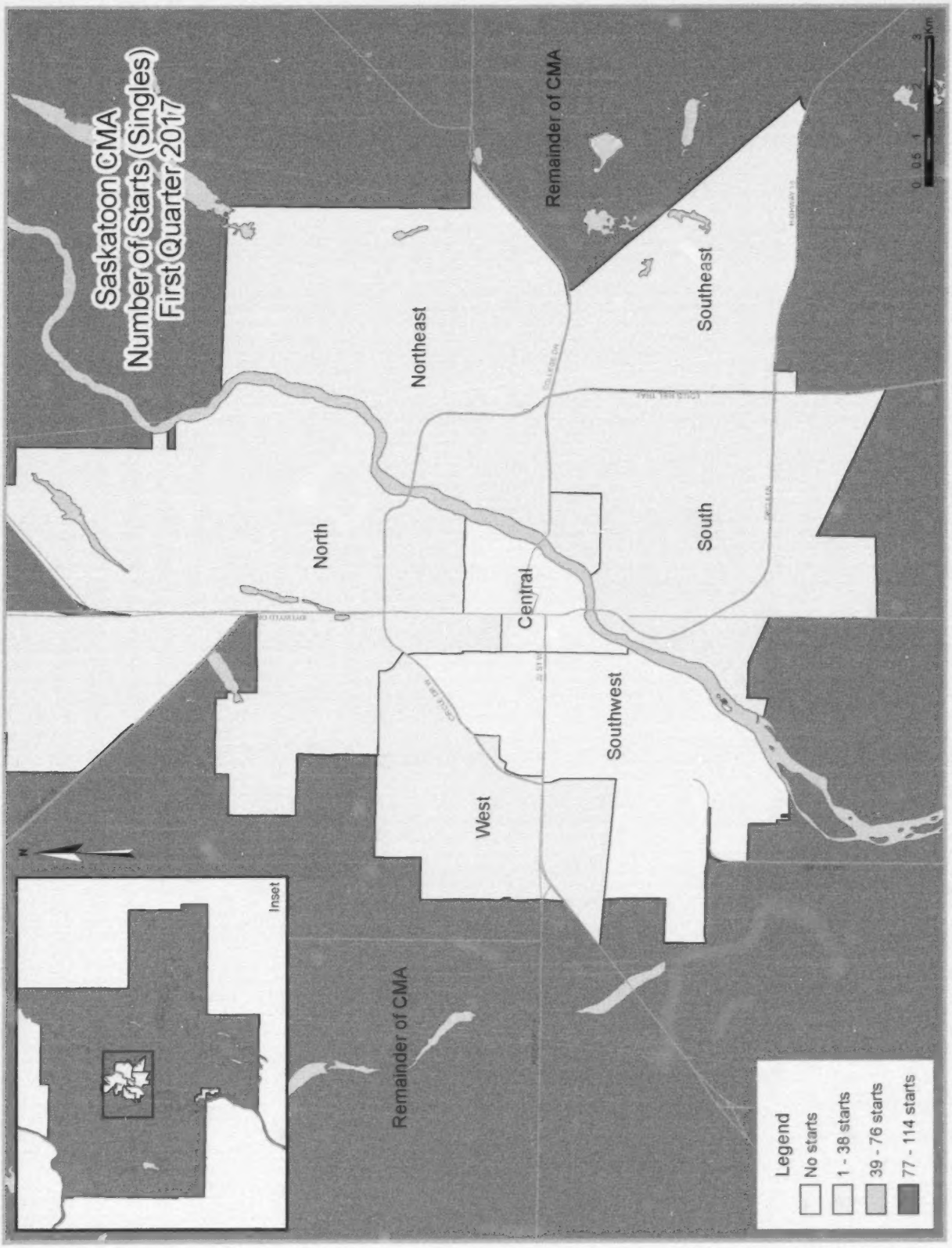
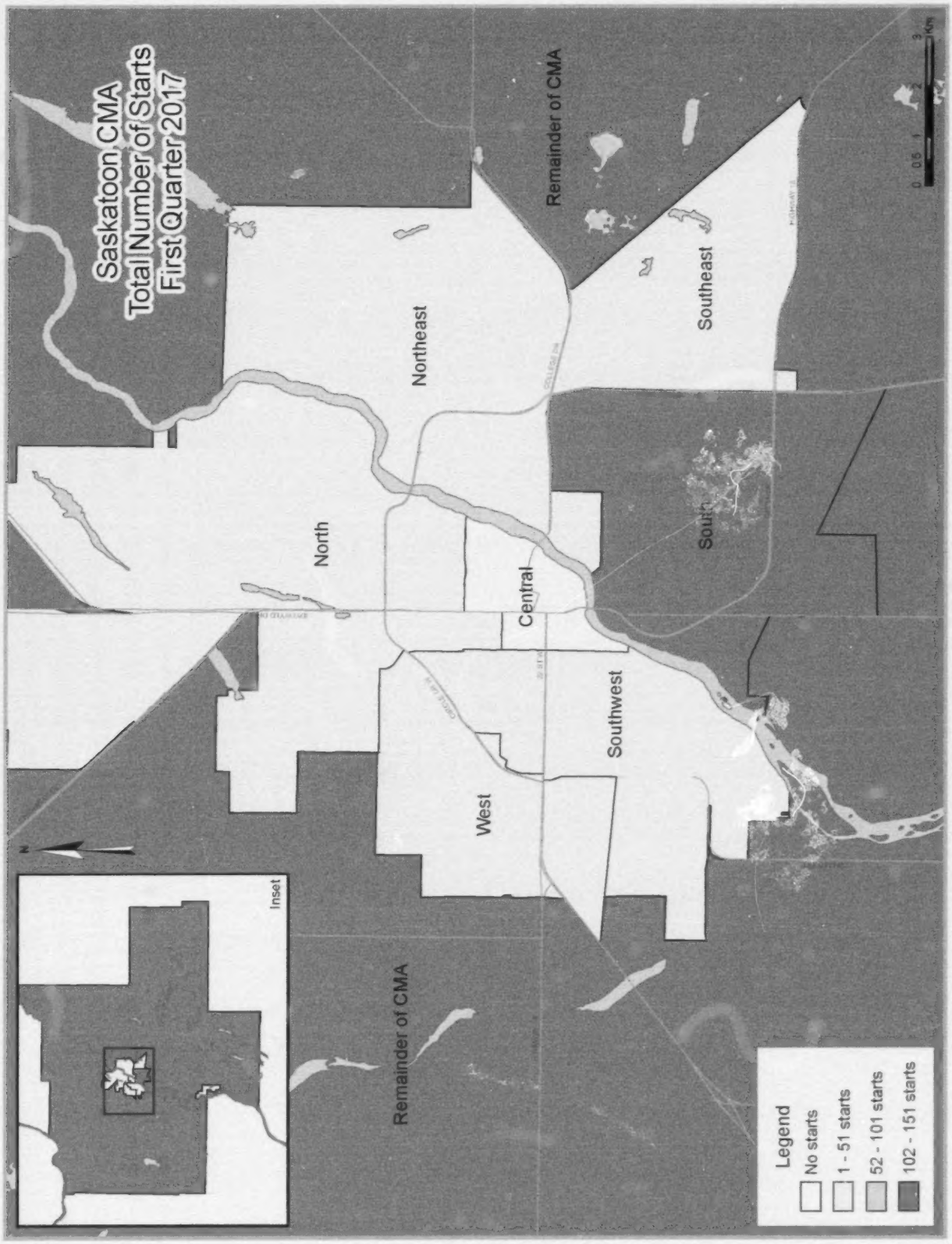
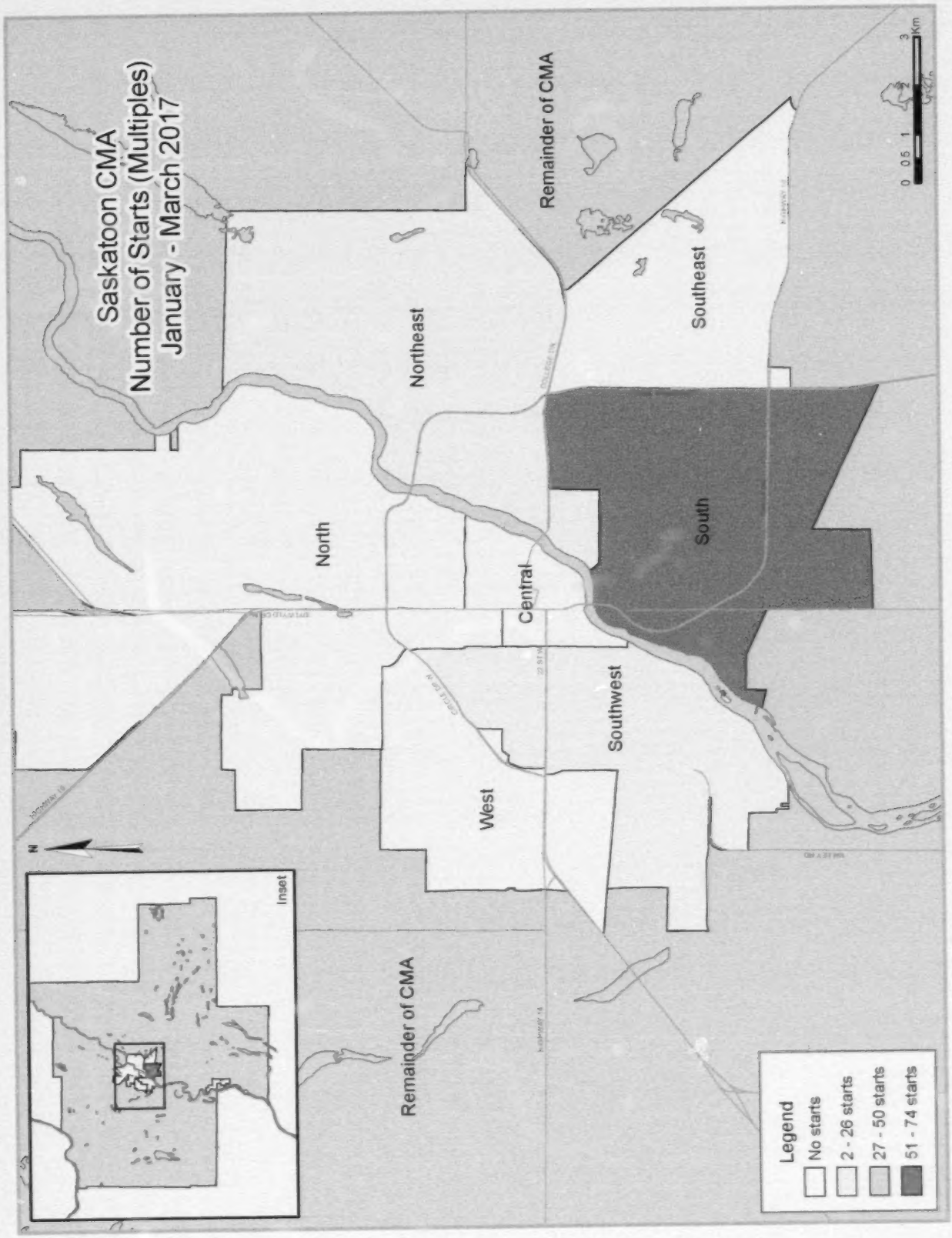
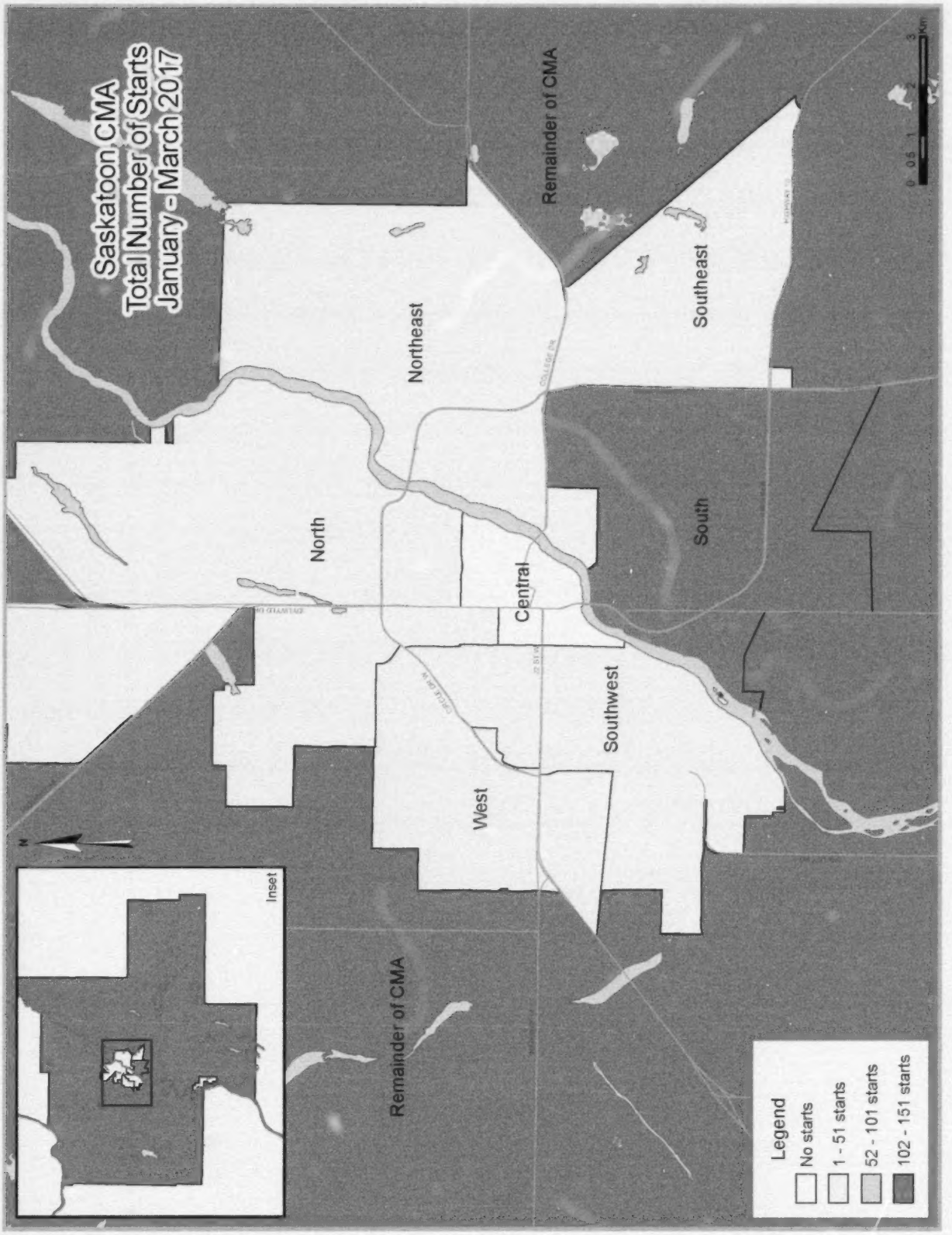
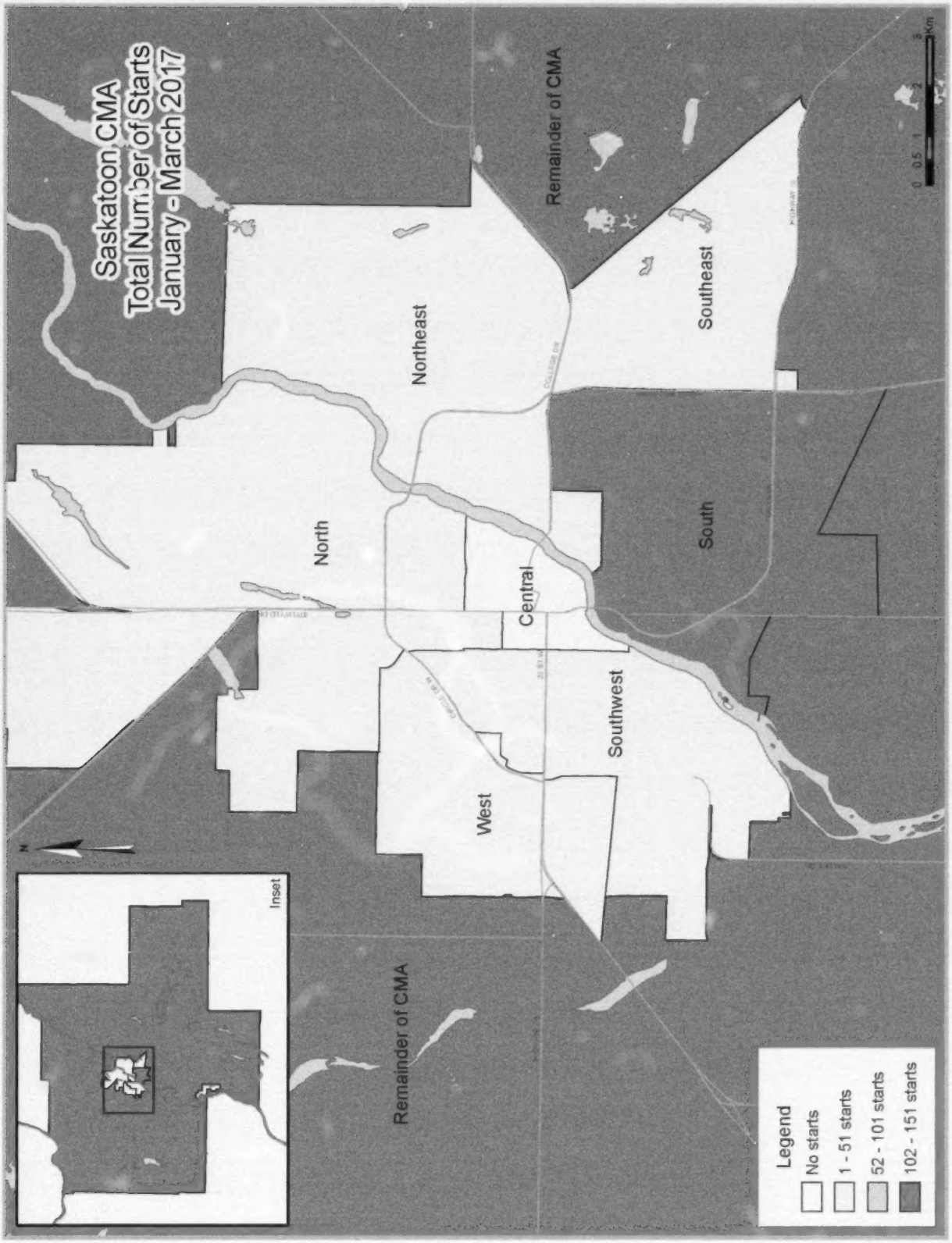

Saskatoon CMA
Number of Starts (Multiples)
First Quarter 2017
Remainder of CMA
Northeast
Southeast
North
Central
South
West
Southwest
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
Legend
No starts
2 - 26 starts
27 - 50 starts
51 - 74 starts


Saskatoon CMA
Number of Starts (Singles)
First Quarter 2017
Remainder of CMA
Northeast
Southeast
North
Central
South
West
Southwest
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
Legend
No starts
1 - 38 starts
39 - 76 starts
77 - 114 starts


Saskatoon CMA
Total Number of Starts
First Quarter 2017
North
Northeast
Remainder of CMA
Southeast
South
Central
Southwest
West
Remainder of CMA
Inset
Legend
No starts
1 - 51 starts
52 - 101 starts
102 - 151 starts
0 0.5 1 2 3 Km


Saskatoon CMA
Number of Starts (Multiples)
January - March 2017
Remainder of CMA
Northeast
Southeast
North
Central
South
Southwest
West
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
Legend
No starts
2 - 26 starts
27 - 50 starts
51 - 74 starts


Saskatoon CMA
Total Number of Starts
January - March 2017
Remainder of CMA
Northeast
Southeast
North
Central
South
West
Southwest
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
Legend
No starts
1 - 51 starts
52 - 101 starts
102 - 151 starts


Saskatoon CMA
Total Number of Starts
January - March 2017
North
Northeast
Central
West
Southwest
South
Southeast
Remainder of CMA
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
Legend
No starts
1 - 51 starts
52 - 101 starts
102 - 151 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) First Quarter 2017								
Saskatoon CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Jan. 2017	Feb. 2017	Mar. 2017	Jan. 2017	Feb. 2017	Mar. 2017
Single-Detached	1,000	1,092	986	1,264	1,553	1,095	1,152	1,206
Multiples	1,293	817	132	240	1,116	660	488	514
Total	2,293	1,909	1,118	1,504	2,669	1,755	1,640	1,720
	Quarterly SAAR		Actual			YTD		
	2016 Q4	2017 Q1	2016 Q1	2017 Q1	% change	2016 Q1	2017 Q1	% change
Single-Detached	1,181	1,099	201	190	-5.5%	201	190	-5.5%
Multiples	532	496	165	124	-24.8%	165	124	-24.8%
Total	1,713	1,595	366	314	-14.2%	366	314	-14.2%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Saskatoon CMA First Quarter 2017									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2017	190	20	0	0	34	70	0	0	314
Q1 2016	201	8	13	0	21	40	0	83	366
% Change	-5.5	150.0	-100.0	n/a	61.9	75.0	n/a	-100.0	-14.2
Year-to-date 2017	190	20	0	0	34	70	0	0	314
Year-to-date 2016	201	8	13	0	21	40	0	83	366
% Change	-5.5	150.0	-100.0	n/a	61.9	75.0	n/a	-100.0	-14.2
UNDER CONSTRUCTION									
Q1 2017	643	44	96	0	124	326	0	47	1,280
Q1 2016	557	36	153	0	301	1,115	0	519	2,681
% Change	15.4	22.2	-37.3	n/a	-58.8	-70.8	n/a	-90.9	-52.3
COMPLETIONS									
Q1 2017	288	20	11	0	38	202	60	131	750
Q1 2016	292	24	10	0	36	103	0	116	581
% Change	-1.4	-16.7	10.0	n/a	5.6	96.1	n/a	12.9	29.1
Year-to-date 2017	288	20	11	0	38	202	60	131	750
Year-to-date 2016	292	24	10	0	36	103	0	116	581
% Change	-1.4	-16.7	10.0	n/a	5.6	96.1	n/a	12.9	29.1
COMPLETED & NOT ABSORBED									
Q1 2017	273	35	43	0	181	352	n/a	n/a	884
Q1 2016	326	35	25	0	181	125	n/a	n/a	692
% Change	-16.3	0.0	72.0	n/a	0.0	181.6	n/a	n/a	27.7
ABSORBED									
Q1 2017	256	19	12	0	41	29	n/a	n/a	357
Q1 2016	267	20	9	0	45	17	n/a	n/a	358
% Change	-4.1	-5.0	33.3	n/a	-8.9	70.6	n/a	n/a	-0.3
Year-to-date 2017	256	19	12	0	41	29	n/a	n/a	357
Year-to-date 2016	267	20	9	0	45	17	n/a	n/a	358
% Change	-4.1	-5.0	33.3	n/a	-8.9	70.6	n/a	n/a	-0.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket First Quarter 2017									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Central									
Q1 2017	0	0	0	0	0	0	0	0	0
Q1 2016	0	0	0	0	0	0	0	0	0
South									
Q1 2017	34	4	0	0	0	70	0	0	108
Q1 2016	34	2	0	0	0	0	0	0	36
Southeast									
Q1 2017	10	0	0	0	0	0	0	0	10
Q1 2016	19	2	13	0	2	0	0	0	36
Northeast									
Q1 2017	22	0	0	0	11	0	0	0	33
Q1 2016	31	0	0	0	4	0	0	63	98
North									
Q1 2017	5	0	0	0	0	0	0	0	5
Q1 2016	1	2	0	0	0	0	0	0	3
Southwest									
Q1 2017	0	2	0	0	0	0	0	0	2
Q1 2016	3	0	0	0	0	0	0	0	3
West									
Q1 2017	4	0	0	0	0	0	0	0	4
Q1 2016	15	0	0	0	0	40	0	20	75
Remainder of the CMA									
Q1 2017	114	14	0	0	23	0	0	0	151
Q1 2016	98	2	0	0	15	0	0	0	115
First Nations									
Q1 2017	1	0	0	0	0	0	0	0	1
Q1 2016	0	0	0	0	0	0	0	0	0
Saskatoon CMA									
Q1 2017	190	20	0	0	34	70	0	0	314
Q1 2016	1	0	0	0	0	0	0	0	1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Central									
Q1 2017	6	0	0	0	0	128	0	0	134
Q1 2016	3	4	0	0	6	222	0	0	235
South									
Q1 2017	85	12	77	0	8	109	0	0	291
Q1 2016	87	8	98	0	12	174	0	156	535
Southeast									
Q1 2017	64	4	19	0	2	89	0	0	178
Q1 2016	63	2	20	0	34	274	0	115	508
Northeast									
Q1 2017	101	2	0	0	50	0	0	0	153
Q1 2016	118	8	35	0	158	367	0	204	890
North									
Q1 2017	20	2	0	0	8	0	0	0	30
Q1 2016	15	4	0	0	0	0	0	0	19
Southwest									
Q1 2017	18	8	0	0	17	0	0	0	43
Q1 2016	15	0	0	0	29	0	0	0	44
West									
Q1 2017	23	0	0	0	2	0	0	0	25
Q1 2016	29	0	0	0	11	0	0	20	60
Remainder of the CMA									
Q1 2017	325	16	0	0	37	0	0	47	425
Q1 2016	227	10	0	0	51	78	0	24	390
First Nations									
Q1 2017	1	0	0	0	0	0	0	0	1
Q1 2016	0	0	0	0	0	0	0	0	0
Saskatoon CMA									
Q1 2017	643	44	96	0	124	326	0	47	1,280
Q1 2016	557	36	153	0	301	1,115	0	519	2,681

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Central									
Q1 2017	0	2	0	0	0	0	0	0	2
Q1 2016	0	2	0	0	0	0	0	0	2
South									
Q1 2017	46	6	5	0	18	0	60	0	135
Q1 2016	25	12	0	0	8	0	0	56	101
Southeast									
Q1 2017	32	0	6	0	2	112	0	115	267
Q1 2016	52	2	6	0	2	0	0	0	62
Northeast									
Q1 2017	48	2	0	0	5	90	0	0	145
Q1 2016	63	0	0	0	0	0	0	0	63
North									
Q1 2017	6	4	0	0	0	0	0	0	10
Q1 2016	2	4	0	0	0	0	0	0	6
Southwest									
Q1 2017	8	0	0	0	4	0	0	0	12
Q1 2016	3	0	0	0	4	0	0	60	67
West									
Q1 2017	12	0	0	0	0	0	0	0	12
Q1 2016	22	0	0	0	0	40	0	0	62
Remainder of the CMA									
Q1 2017	136	6	0	0	9	0	0	16	167
Q1 2016	125	4	4	0	22	63	0	0	218
First Nations									
Q1 2017	0	0	0	0	0	0	0	0	0
Q1 2016	0	0	0	0	0	0	0	0	0
Saskatoon CMA									
Q1 2017	288	20	11	0	38	202	60	131	750
Q1 2016	292	24	10	0	36	103	0	116	581

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Central									
Q1 2017	0	3	0	0	3	0	n/a	n/a	6
Q1 2016	0	2	0	0	0	0	n/a	n/a	2
South									
Q1 2017	28	11	3	0	6	39	n/a	n/a	87
Q1 2016	45	20	6	0	5	16	n/a	n/a	92
Southeast									
Q1 2017	27	2	8	0	1	150	n/a	n/a	188
Q1 2016	61	2	3	0	1	0	n/a	n/a	67
Northeast									
Q1 2017	72	9	30	0	109	130	n/a	n/a	350
Q1 2016	86	3	0	0	112	89	n/a	n/a	290
North									
Q1 2017	2	4	0	0	0	0	n/a	n/a	6
Q1 2016	0	5	0	0	0	0	n/a	n/a	5
Southwest									
Q1 2017	7	0	0	0	14	0	n/a	n/a	21
Q1 2016	2	0	0	0	8	0	n/a	n/a	10
West									
Q1 2017	17	0	0	0	19	12	n/a	n/a	48
Q1 2016	12	0	0	0	22	19	n/a	n/a	53
Remainder of the CMA									
Q1 2017	117	6	2	0	29	21	n/a	n/a	175
Q1 2016	120	3	16	0	33	1	n/a	n/a	173
First Nations									
Q1 2017	3	0	0	0	0	0	n/a	n/a	3
Q1 2016	0	0	0	0	0	0	n/a	n/a	0
Saskatoon CMA									
Q1 2017	273	35	43	0	181	352	n/a	n/a	884
Q1 2016	326	35	25	0	181	125	n/a	n/a	692

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Central									
Q1 2017	0	0	0	0	3	0	n/a	n/a	3
Q1 2016	2	1	0	0	0	0	n/a	n/a	3
South									
Q1 2017	42	8	5	0	3	3	n/a	n/a	61
Q1 2016	20	5	0	0	12	1	n/a	n/a	38
Southeast									
Q1 2017	34	0	7	0	3	5	n/a	n/a	49
Q1 2016	38	3	3	0	2	0	n/a	n/a	46
Northeast									
Q1 2017	42	0	0	0	21	19	n/a	n/a	82
Q1 2016	61	5	0	0	12	11	n/a	n/a	89
North									
Q1 2017	4	7	0	0	0	0	n/a	n/a	11
Q1 2016	2	3	0	0	0	0	n/a	n/a	5
Southwest									
Q1 2017	5	2	0	0	1	0	n/a	n/a	8
Q1 2016	1	0	0	0	6	0	n/a	n/a	7
West									
Q1 2017	8	0	0	0	0	2	n/a	n/a	10
Q1 2016	32	0	4	0	1	3	n/a	n/a	40
Remainder of the CMA									
Q1 2017	121	2	0	0	10	0	n/a	n/a	133
Q1 2016	111	3	2	0	12	2	n/a	n/a	130
First Nations									
Q1 2017	0	0	0	0	0	0	n/a	n/a	0
Q1 2016	0	0	0	0	0	0	n/a	n/a	0
Saskatoon CMA									
Q1 2017	256	19	12	0	41	29	n/a	n/a	357
Q1 2016	267	20	9	0	45	17	n/a	n/a	358

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Saskatoon CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,092	56	36	0	129	219	72	305	1,909
% Change	9.2	-33.3	-72.9	n/a	-43.2	-61.0	**	7.4	-16.7
2015	1,000	84	133	0	227	561	4	284	2,293
% Change	-36.5	-40.0	72.7	n/a	-47.5	-41.6	-20.0	-16.5	-35.1
2014	1,576	140	77	0	432	961	5	340	3,531
% Change	-4.9	-31.4	**	-100.0	10.5	99.8	n/a	51.1	18.5
2013	1,657	204	21	1	391	481	0	225	2,980
% Change	-15.9	17.2	-69.1	-98.1	88.9	-52.2	-100.0	-5.5	-20.6
2012	1,971	174	68	54	207	1,007	34	238	3,753
% Change	23.3	70.6	-29.9	**	-38.4	117.5	n/a	-38.7	25.4
2011	1,599	102	97	9	336	463	0	388	2,994
% Change	-2.4	59.4	155.3	n/a	45.5	145.0	n/a	75.6	25.7
2010	1,638	64	38	0	231	189	0	221	2,381
% Change	48.8	52.4	58.3	n/a	59.3	65.8	-100.0	n/a	66.7
2009	1,101	42	24	0	145	114	2	0	1,428
% Change	-14.3	-53.3	n/a	-100.0	-40.1	-83.7	n/a	n/a	-38.4
2008	1,285	90	0	3	242	699	0	0	2,319
% Change	-10.7	-10.0	n/a	-93.5	-34.6	136.9	-100.0	-100.0	-2.6
2007	1,439	100	0	46	370	295	18	112	2,380

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type First Quarter 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Central	0	0	0	0	0	0	0	0	0	0	n/a
South	34	34	4	2	0	0	70	0	108	36	200.0
Southeast	10	19	0	4	0	13	0	0	10	36	-72.2
Northeast	22	31	0	0	11	4	0	63	33	98	-66.3
North	5	1	0	2	0	0	0	0	5	3	66.7
Southwest	0	3	2	0	0	0	0	0	2	3	-33.3
West	4	15	0	0	0	0	0	60	4	75	-94.7
Remainder of the CMA	114	98	20	6	17	11	0	0	151	115	31.3
First Nations	1	0	0	0	0	0	0	0	1	0	n/a
Saskatoon CMA	190	201	26	14	28	28	70	123	314	366	-14.2

Table 2.1: Starts by Submarket and by Dwelling Type January - March 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Central	0	0	0	0	0	0	0	0	0	0	n/a
South	34	34	4	2	0	0	70	0	108	36	200.0
Southeast	10	19	0	4	0	13	0	0	10	36	-72.2
Northeast	22	31	0	0	11	4	0	63	33	98	-66.3
North	5	1	0	2	0	0	0	0	5	3	66.7
Southwest	0	3	2	0	0	0	0	0	2	3	-33.3
West	4	15	0	0	0	0	0	60	4	75	-94.7
Remainder of the CMA	114	98	20	6	17	11	0	0	151	115	31.3
First Nations	1	0	0	0	0	0	0	0	1	0	n/a
Saskatoon CMA	190	201	26	14	28	28	70	123	314	366	-14.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Central	0	0	0	0	0	0	0	0
South	0	0	0	0	70	0	0	0
Southeast	0	13	0	0	0	0	0	0
Northeast	11	4	0	0	0	0	0	63
North	0	0	0	0	0	0	0	0
Southwest	0	0	0	0	0	0	0	0
West	0	0	0	0	0	40	0	20
Remainder of the CMA	17	11	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	28	28	0	0	70	40	0	83

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Central	0	0	0	0	0	0	0	0
South	0	0	0	0	70	0	0	0
Southeast	0	13	0	0	0	0	0	0
Northeast	11	4	0	0	0	0	0	63
North	0	0	0	0	0	0	0	0
Southwest	0	0	0	0	0	0	0	0
West	0	0	0	0	0	40	0	20
Remainder of the CMA	17	11	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	28	28	0	0	70	40	0	83

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Central	0	0	0	0	0	0	0	0
South	38	36	70	0	0	0	108	36
Southeast	10	34	0	2	0	0	10	36
Northeast	22	31	11	4	0	63	33	98
North	5	3	0	0	0	0	5	3
Southwest	2	3	0	0	0	0	2	3
West	4	15	0	40	0	20	4	75
Remainder of the CMA	128	100	23	15	0	0	151	115
First Nations	1	0	0	0	0	0	1	0
Saskatoon CMA	210	222	104	61	0	83	314	366

Table 2.5: Starts by Submarket and by Intended Market
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Central	0	0	0	0	0	0	0	0
South	38	36	70	0	0	0	108	36
Southeast	10	34	0	2	0	0	10	36
Northeast	22	31	11	4	0	63	33	98
North	5	3	0	0	0	0	5	3
Southwest	2	3	0	0	0	0	2	3
West	4	15	0	40	0	20	4	75
Remainder of the CMA	128	100	23	15	0	0	151	115
First Nations	1	0	0	0	0	0	1	0
Saskatoon CMA	210	222	104	61	0	83	314	366

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Central	0	0	2	2	0	0	0	0	2	2	0.0
South	46	25	6	12	83	8	0	56	135	101	33.7
Southeast	32	52	2	4	6	6	227	0	267	62	**
Northeast	48	63	2	0	5	0	90	0	145	63	130.2
North	6	2	4	4	0	0	0	0	10	6	66.7
Southwest	8	3	0	0	4	4	0	60	12	67	-82.1
West	12	22	0	0	0	0	0	40	12	62	-80.6
Remainder of the CMA	136	125	8	8	7	22	16	63	167	218	-23.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Saskatoon CMA	288	292	24	30	105	40	333	219	750	581	29.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Central	0	0	2	2	0	0	0	0	2	2	0.0
South	46	25	6	12	83	8	0	56	135	101	33.7
Southeast	32	52	2	4	6	6	227	0	267	62	**
Northeast	48	63	2	0	5	0	90	0	145	63	130.2
North	6	2	4	4	0	0	0	0	10	6	66.7
Southwest	8	3	0	0	4	4	0	60	12	67	-82.1
West	12	22	0	0	0	0	0	40	12	62	-80.6
Remainder of the CMA	136	125	8	8	7	22	16	63	167	218	-23.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Saskatoon CMA	288	292	24	30	105	40	333	219	750	581	29.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Central	0	0	0	0	0	0	0	0
South	23	8	60	0	0	0	0	56
Southeast	6	6	0	0	112	0	115	0
Northeast	5	0	0	0	90	0	0	0
North	0	0	0	0	0	0	0	0
Southwest	4	4	0	0	0	0	0	60
West	0	0	0	0	0	40	0	0
Remainder of the CMA	7	22	0	0	0	63	16	0
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	45	40	60	0	202	103	131	116

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Central	0	0	0	0	0	0	0	0
South	23	8	60	0	0	0	0	56
Southeast	6	6	0	0	112	0	115	0
Northeast	5	0	0	0	90	0	0	0
North	0	0	0	0	0	0	0	0
Southwest	4	4	0	0	0	0	0	60
West	0	0	0	0	0	40	0	0
Remainder of the CMA	7	22	0	0	0	63	16	0
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	45	40	60	0	202	103	131	116

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Central	2	2	0	0	0	0	2	2
South	57	37	18	8	60	56	135	101
Southeast	38	60	114	2	115	0	267	62
Northeast	50	63	95	0	0	0	145	63
North	10	6	0	0	0	0	10	6
Southwest	8	3	4	4	0	60	12	67
West	12	22	0	40	0	0	12	62
Remainder of the CMA	142	133	9	85	16	0	167	218
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	319	326	240	139	191	116	750	581

Table 3.5: Completions by Submarket and by Intended Market
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Central	2	2	0	0	0	0	2	2
South	57	37	18	8	60	56	135	101
Southeast	38	60	114	2	115	0	267	62
Northeast	50	63	95	0	0	0	145	63
North	10	6	0	0	0	0	10	6
Southwest	8	3	4	4	0	60	12	67
West	12	22	0	40	0	0	12	62
Remainder of the CMA	142	133	9	85	16	0	167	218
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	319	326	240	139	191	116	750	581

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q1 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q1 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
South													
Q1 2017	3	7.1	15	35.7	14	33.3	5	11.9	5	11.9	42	-	-
Q1 2016	2	10.0	3	15.0	2	10.0	6	30.0	7	35.0	20	-	-
Year-to-date 2017	3	7.1	15	35.7	14	33.3	5	11.9	5	11.9	42	-	-
Year-to-date 2016	2	10.0	3	15.0	2	10.0	6	30.0	7	35.0	20	-	-
Southeast													
Q1 2017	4	11.8	4	11.8	6	17.6	6	17.6	14	41.2	34	455,000	491,171
Q1 2016	1	2.6	11	28.9	4	10.5	2	5.3	20	52.6	38	480,000	480,341
Year-to-date 2017	4	11.8	4	11.8	6	17.6	6	17.6	14	41.2	34	455,000	491,171
Year-to-date 2016	1	2.6	11	28.9	4	10.5	2	5.3	20	52.6	38	480,000	480,341
Northeast													
Q1 2017	8	20.0	3	7.5	7	17.5	6	15.0	16	40.0	40	-	767,133
Q1 2016	2	3.3	8	13.1	9	14.8	19	31.1	23	37.7	61	-	496,695
Year-to-date 2017	8	20.0	3	7.5	7	17.5	6	15.0	16	40.0	40	-	767,133
Year-to-date 2016	2	3.3	8	13.1	9	14.8	19	31.1	23	37.7	61	-	496,695
North													
Q1 2017	0	0.0	3	75.0	0	0.0	0	0.0	1	25.0	4	-	-
Q1 2016	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	3	75.0	0	0.0	0	0.0	1	25.0	4	-	-
Year-to-date 2016	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Southwest													
Q1 2017	1	20.0	3	60.0	0	0.0	1	20.0	0	0.0	5	-	-
Q1 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	1	20.0	3	60.0	0	0.0	1	20.0	0	0.0	5	-	-
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
West													
Q1 2017	3	37.5	4	50.0	0	0.0	0	0.0	1	12.5	8	-	-
Q1 2016	3	9.4	12	37.5	12	37.5	5	15.6	0	0.0	32	-	403,332
Year-to-date 2017	3	37.5	4	50.0	0	0.0	0	0.0	1	12.5	8	-	-
Year-to-date 2016	3	9.4	12	37.5	12	37.5	5	15.6	0	0.0	32	-	403,332
Remainder of the CMA													
Q1 2017	28	23.1	46	38.0	21	17.4	8	6.6	18	14.9	121	395,000	396,047
Q1 2016	44	39.6	19	17.1	19	17.1	7	6.3	22	19.8	111	410,000	436,239
Year-to-date 2017	28	23.1	46	38.0	21	17.4	8	6.6	18	14.9	121	395,000	396,047
Year-to-date 2016	44	39.6	19	17.1	19	17.1	7	6.3	22	19.8	111	410,000	436,239
First Nations													
Q1 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q1 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Saskatoon CMA													
Q1 2017	47	18.5	78	30.7	48	18.9	26	10.2	55	21.7	254	400,000	448,976
Q1 2016	54	20.2	55	20.6	47	17.6	39	14.6	72	27.0	267	430,000	461,753
Year-to-date 2017	47	18.5	78	30.7	48	18.9	26	10.2	55	21.7	254	400,000	448,976
Year-to-date 2016	54	20.2	55	20.6	47	17.6	39	14.6	72	27.0	267	430,000	461,753

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2017						
Submarket	Q1 2017	Q1 2016	% Change	YTD 2017	YTD 2016	% Change
Central	-	-	n/a	-	-	n/a
South	-	-	n/a	-	-	n/a
Southeast	491,171	480,341	2.3	491,171	480,341	2.3
Northeast	767,133	496,695	54.4	767,133	496,695	54.4
North	-	-	n/a	-	-	n/a
Southwest	-	-	n/a	-	-	n/a
West	-	403,332	n/a	-	403,332	n/a
Remainder of the CMA	396,047	436,239	-9.2	396,047	436,239	-9.2
First Nations	-	-	n/a	-	-	n/a
Saskatoon CMA	448,976	461,753	-2.8	448,976	461,753	-2.8

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Saskatoon

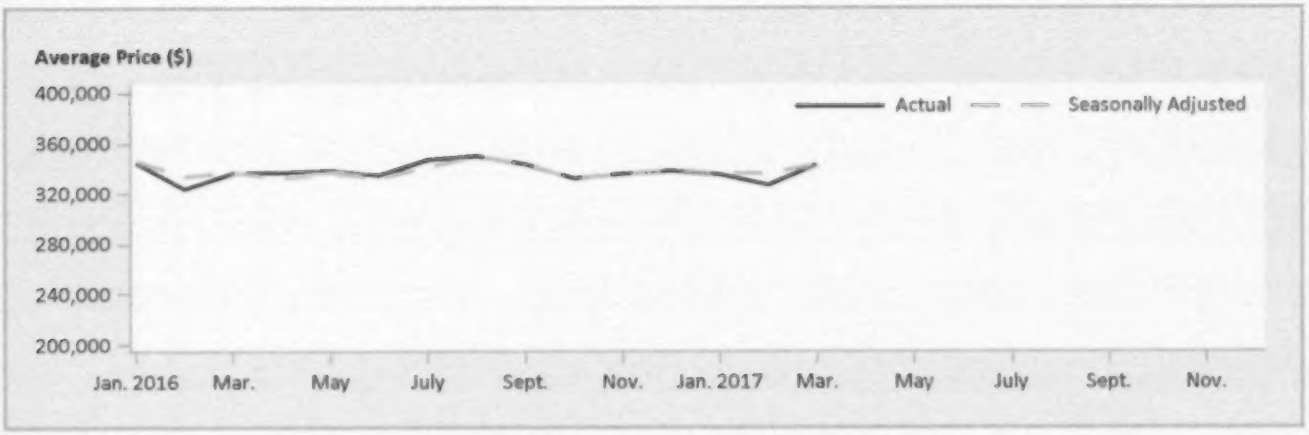


Figure 5.2: MLS® Residential Sales for Saskatoon

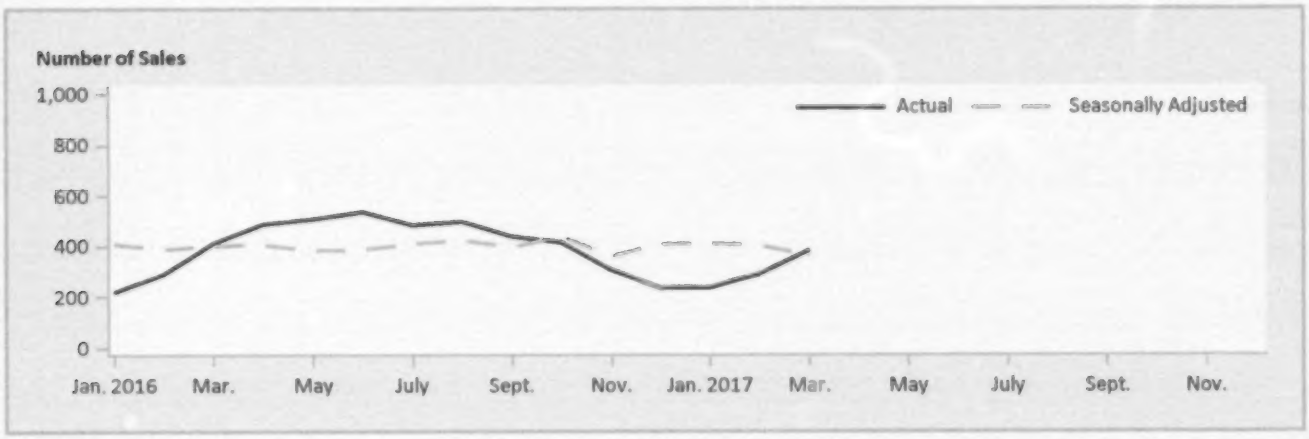
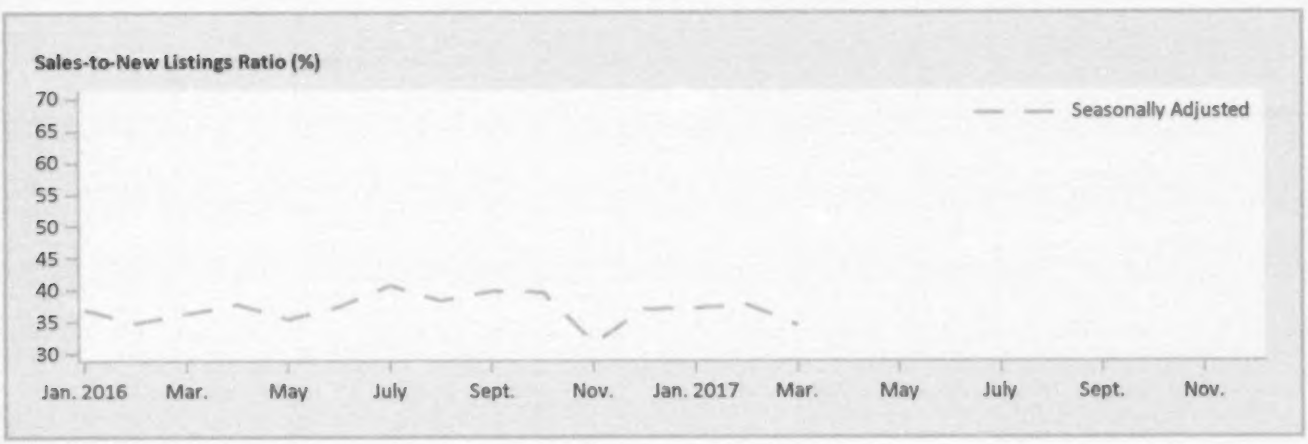


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Saskatoon



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
First Quarter 2017

		Interest Rates			NHPI, Total, Saskatoon CMA 2016.12 =100	CPI, 2002 =100	Saskatoon Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	101.1	131.5	169.1	6.2	70.7	964
	February	561	3.14	4.64	100.8	131.6	167.5	6.4	70.0	973
	March	561	3.14	4.64	100.4	132.7	167.9	6.5	70.2	985
	April	561	3.14	4.64	100.1	132.7	167.0	7.2	70.1	989
	May	561	3.14	4.64	100.1	133.1	166.8	6.9	69.8	1,000
	June	561	3.14	4.64	99.9	133.6	166.7	6.6	69.4	997
	July	567	3.14	4.74	99.7	133.1	167.4	6.2	69.3	990
	August	567	3.14	4.74	99.6	132.9	168.0	6.6	69.7	987
	September	561	3.14	4.64	99.6	132.8	169.2	7.0	70.3	990
	October	561	3.14	4.64	99.7	133.1	169.9	7.3	70.7	1,000
	November	561	3.14	4.64	99.7	132.2	170.5	7.6	71.2	1,001
	December	561	3.14	4.64	100.0	131.8	170.1	7.5	70.9	1,019
2017	January	561	3.14	4.64	99.9	133.6	170	7.5	70.7	1,017
	February	561	3.14	4.64	99.9	133.5	169.8	7.0	70.1	1,022
	March	561	3.14	4.64		133.5	169.5	7.5	70.3	1,009
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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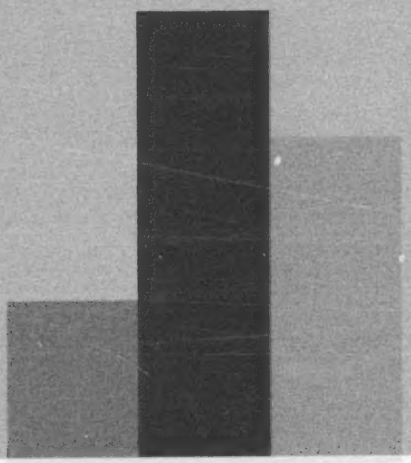

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